



JUNE 7, 2007

ADA ACCESSIBILITY REPORT

DRAFT



The Fauquier County Board of Supervisors

Fauquier County, Virginia



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- SURVEY PARAMETERS -

The Americans with Disabilities Act

The Americans with Disabilities Act (ADA) was enacted by the Congress of the United States in 1990 with the aim of preventing discrimination against disabled persons. The law is divided into three sections: Title I (Employment), Title II (Public Services and Transportation), and Title III (Public Accommodation). This report is concerned with the implementation of Title III only, which prohibits discrimination on the basis of disability in places of public accommodation. Fauquier County is required to remove accessibility barriers from public accommodations under the ADA. The following five buildings in Fauquier County have been identified by the Board of Supervisors for inclusion in this study.

Warren Green Building, 10 Hotel Street

John Barton Payne Building, 2 Waterloo Street

Warrenton Middle School - Auditorium, 244 Waterloo Street

Warrenton Community Center, 430 E. Shirley Avenue

Sheriff's Office, 78 West Lee Street.

Barriers to Accessibility

A "barrier to accessibility" is defined as a physical object that impedes a disabled person's access to, or use of, a facility. This report contains examples of barriers found as defined by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and the International Code Council's American National Standard (ICC-ANSI A117.1-2003). These barriers were observed during a building survey conducted from May 24, 2007 through June 6, 2007.

Readily Achievable

In an effort to reduce the undue burden on building owners, the ADA requires barrier removal only to the extent that is "readily achievable" in existing facilities. The determination of which barriers are readily achievable is made based on the relative impact of the barrier on use of the facility, the difficulty and costs associated with barrier removal, and the financial resources of the building owner. Determining which barriers are "readily achievable" is beyond the scope of

this report. These determinations should be made by the building owner, in conjunction with the preparation of a "barrier removal plan".

Barrier Removal Plan

The ADA encourages building owners to evaluate their facilities and develop a long-term plan for barrier removal. The plan should provide a reasonable timetable for barrier removal, including the budget costs associated with the work. Barrier removal is an ongoing process that should be evaluated within the context of regular building renovations. Physical barrier surveys, such as this report, are an invaluable tool in creating and maintaining a barrier removal plan.

Renovations and Building Codes

The ADA is civil rights legislation and not a building code, however, building codes also contain accessibility requirements, and apply to existing facilities when they undergo renovation. Renovations of public buildings in Fauquier County currently must comply with the following codes: the Virginia Uniform Statewide Building Code (VUSBC), the International Building Code (IBC), and the American National Standard Institute ICC/ANSI A117.1 (Accessible and Usable Buildings and Facilities). The accessibility standards contained in the building codes are similar to those in the ADA, but the requirements for implementation can be quite different. For example, a non-accessible toilet room in an existing building may not be considered a "readily removable barrier" under the ADA, but may nonetheless need to be altered to comply with building codes during an actual renovation of that area.

Building owners should also be aware that there are subtle differences between the accessibility standards in the ADAAG and those in ANSI. It is possible for an element of a building to comply with one and not the other. For example, the space required for water closets in the ADAAG allows a clear floor width for side approach or forward approach to be 48", and the adjacent lavatory may protrude 12" into the clear floor space. ANSI requires a 60" wide clear floor space, regardless of the approach angle, and the lavatory may not encroach. The result is that a larger toilet room may be required under ANSI than under the ADA. This report addresses barriers as defined by the ADAAG for the purpose of complying with the current law and includes interpretation of these barriers as defined by ANSI to aid in compliance with code when the spaces are renovated. This study uses the currently adopted 2003 ANSI A117.1 code. Additional analysis of individual areas for ANSI and other building code compliance may be required if renovations to the building occur following adoption of an updated code.

Equivalent Facilitation

Another difference between the ADA and building codes is the inclusion of “equivalent facilitation” as a means of compliance. Equivalent facilitation is an alternate method of providing accessibility to a building function by a means other than the technical specifications of ADAAG.

Areas Included in the Survey

Only public spaces were included in the scope of this study. These spaces included parking, an exterior accessible route, entrances, interior accessible routes, reception, assembly spaces, meeting rooms, restrooms and vertical circulation. The physical parameters are indicated on the plans in the following documentation.

Spaces within the building that are private areas, not considered areas of public accommodation, were not included in the survey. Examples of “private areas” include offices, storage, and mechanical rooms. The determination of which areas would be designated as places of public accommodation was based on reported use at the time of the survey.

Items Included in the Survey

The following items have been surveyed within the designated survey areas: flooring surfaces, corridors, ramps, stairs, elevators, signage, doors, hardware, sinks, drinking fountains, counters, and toilet rooms. Within toilet rooms the following items were surveyed: doors, toilet stalls, water closets, lavatories, showers, grab bars, mirrors, and dispensers.

It should be understood that private facilities such as offices may be required to accommodate disabled employees under ADA Title I (employment). Employees cannot be discriminated against due to the need to make private spaces compliant. Exclusion of items from the survey does not necessarily suggest that these items are not required to comply with ADA regulations.

Tolerances and Loose Furnishings

For most items measured during the survey, if the item was within 1” of the required dimension it was not identified as a barrier in this report. For example, if the clear floor width in front of a lavatory had measured 29-1/4” (instead of the required 30”) it would not have been cited. However, observed clear widths at doorways were cited if they were more than ½” beyond acceptable limits.

When loose furnishes impeded required clearances on the accessible route or the required clear floor area they were not cited as these furnishing may be relocated during the course of the study.

Disclaimer

Every reasonable effort was made in the preparation of this report to record all instances of ADA barriers within the parameters of the scope of work. However, Samaha Associates, P.C. does not guarantee that all barriers present in the facilities have been cited in this report, including those within the designated survey areas. Samaha Associates, P.C., or staff, assumes no legal responsibility for the complete accuracy of the presentations, comments, or other information contained herein. Neither is liability assumed for the outcome of decisions, contracts, commitments, or obligations made on the basis of this information.

How to Use the Report

The Report indicates barriers to accessibility found during the conducted survey. These barriers are itemized on spreadsheets and keyed into the floor plans provided to Samaha Associates by Fauquier County on the following drawings. The barriers found are indexed by both the ADAAG and ANSI section numbers and include a description of the requirement for compliance. The descriptions listed in black correspond to the ADAAG reference and the descriptions in red correspond to the ANSI reference. Building areas that were specifically excluded from the survey are shown shaded in gray on the floor plans. Budget estimates have also been included for remedial work required to meet compliance of the ADA. These estimates are included to establish an order of magnitude only and do not attempt to address specific potential construction costs or escalation.

Additional Information

The U.S. Department of Justice provides information about the ADA through a toll-free ADA Information Line. This service permits building owners or other parties to call and ask questions about general or specific ADA requirements, or to receive free ADA related materials. Call 1-800-514-0301, Monday through Friday from 10:00 AM until 6:00 PM (eastern time) except on Thursday when the hours are 1:00 PM until 6:00 PM. The U.S. Department of Justice also maintains a very useful website at www.ada.gov.

- SURVEY RESULTS -

Building Specific ADA Study Findings

Warren Green Building 10 Hotel Street

Summary

The historic Warren Green Building built between 1890 and 1911 underwent a complete general renovation in 2003-2004. The three story facility currently serves the Warrenton community providing multiple public services including the hub of zoning and building services, the Fauquier County Board of Supervisors meeting room, public hearings and the center district voting precinct. The Warren Green building is a landmark in the downtown area and has played a significant role in preserving the historic fabric of Warrenton. The public areas in our study included the main entrance, accessible routes, meeting rooms, services counters, reception areas, restrooms, and vertical circulation.

Site Elements

The site's frontage included on street parking with one dedicated handicapped parking space directly adjacent to the building's main entrance. This space was not van accessible per the ADAAG due to the raised adjacent curb. Since no parking is provided on-site the ADA will not require additional spaces. Accessible street parking should be reviewed as a separate effort including the entire network of local streets. The immediate site did provide curb cuts and a suitable exterior accessible route.

Building Elements

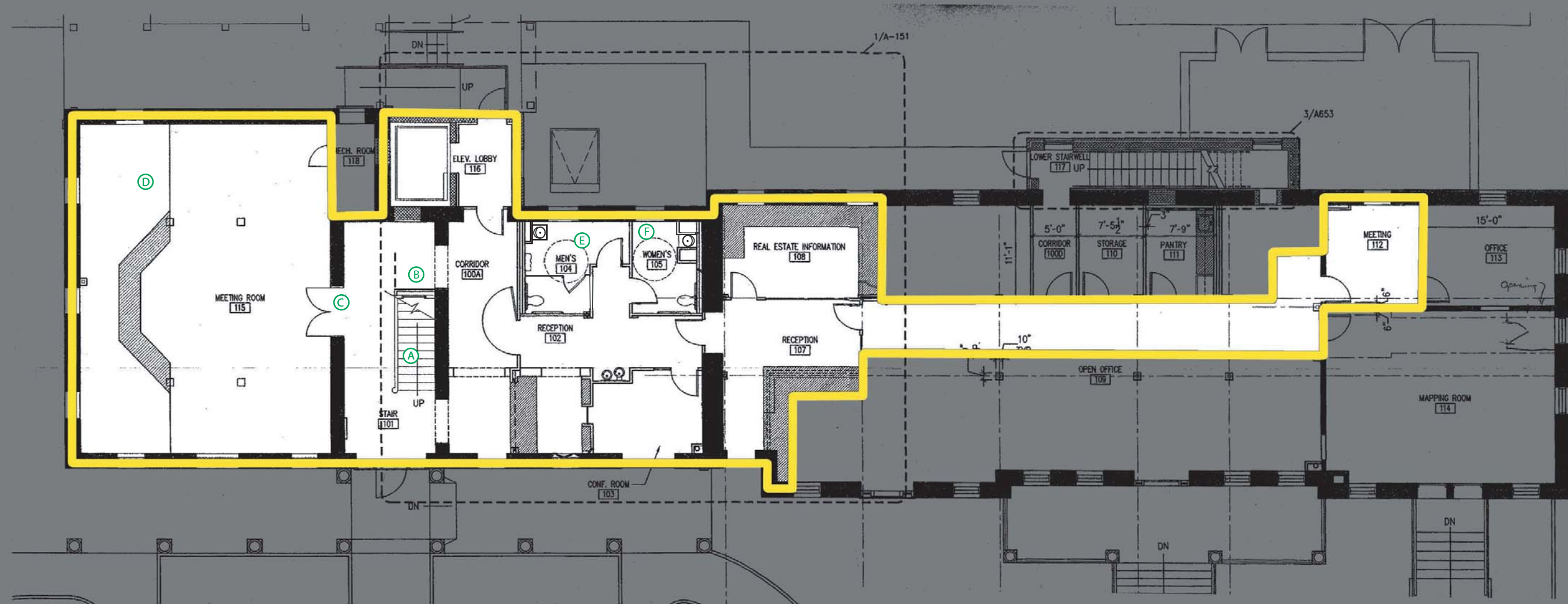
The historic nature of the building has resulted in the majority of issues being related to elements of the original historic fabric of the building such as door widths, clear headroom at stairs and ornamental railings. Toilet rooms have been renovated in attempts to meet accessibility requirements, but several items would require modification to meet the specific guidelines of the ADA. Some typical ADA requirements may be alleviated due the addition of the elevator and/or the classification of the building as historic. These instances are noted specifically within the list on non-compliant items. An area of refuge would be required for physically disabled person to await emergency assistance. The specific building items of non-compliance are listed below.

Warren Green Building

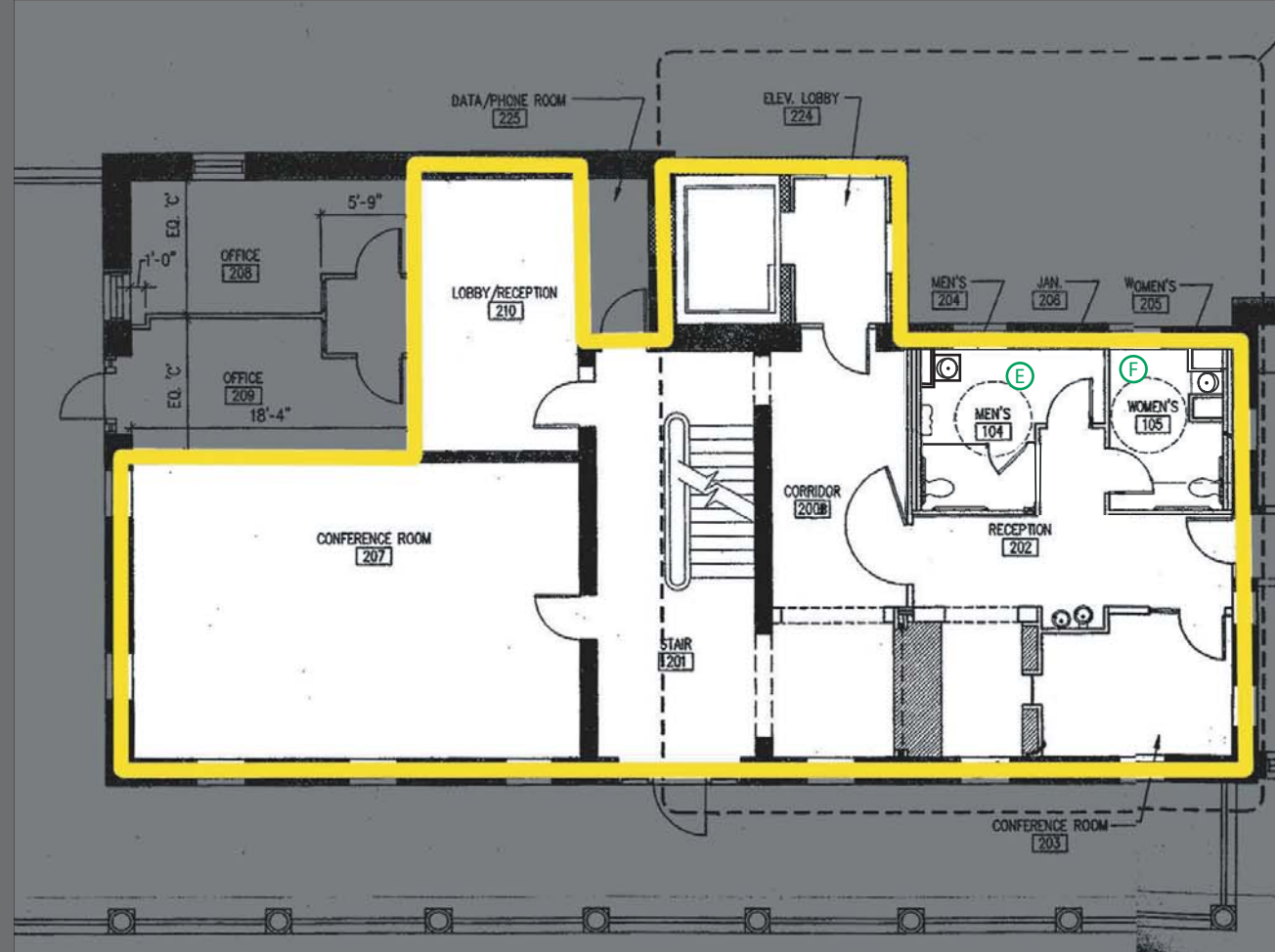
10 Hotel Street

| Plan Symbol | Item | ADAAG Reference | ANSI- A117.1- 2003 Reference | Requirement | Required Effort to Comply with the ADA | Budget Estimate |
|-------------------|---|--------------------------------|---------------------------------------|---|---|-----------------|
| General Item 1 | Accessible Signage | 4.1.2 | 701.1 | Signs which designate permanent rooms and spaces shall comply with the requirements listed below for: Raised and Brailled Characters and Pictograms, Finish and Contrast, Mounting Location and Height. Communications elements and features required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 7. | Provide accessible high density plastic contrasting signage with raised braille and pictograms where required. Approximately (25) locations | \$ 1,200.00 |
| A | 76" Clear Head Height at Stair | 4.3.5 Not Req'd per 4.16(d) | IBC | Headroom: Min. clear headroom: 80". "...if the elevators and stairs in a building are being altered and the elevators are, in turn, being made accessible, then no accessibility modifications are required connecting levels connected by the elevator." | Not Required by the ADA | \$ - |
| | 28" Handrail Height | 4.9.4(5) Not Req'd per 4.16(d) | 505.4 | Height: 34" - 38", measured from stair nosing. "...if the elevators and stairs in a building are being altered and the elevators are, in turn, being made accessible, then no accessibility modifications are required connecting levels connected by the elevator." Height: Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above stair nosings, ramp surfaces and walking surfaces. | Not Required by the ADA | \$ - |
| | Non-compliant Handrails - Cross Section | 4.26.2 Not Req'd per 4.16(d) | 505.7.2 | Diameter or width of gripping surface shall be a 1-1/4" to 1-1/2", or shall provide an equivalent gripping surface. "...if the elevators and stairs in a building are being altered and the elevators are, in turn, being made accessible, then no accessibility modifications are required connecting levels connected by the elevator." Handrails with a noncircular cross section shall have a perimeter dimension of 4" min. and 6" max., and a cross section dimension of 2-1/4" max. | Not Required by the ADA | \$ - |
| B | Reduced Clear Height under Stair | 4.4.2 | 307.4 | If vertical clearance of an area adjoining an accessible route is reduced to less than 80", a barrier shall be provided. Reduced Vertical Clearance: Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3 and where the vertical clearance is less than 80" above the floor. The leading edge of such guardrail or barrier shall be 27" max. above the floor. | Add railing or fixed furniture below the area of low clearance. | \$ 1,000.00 |
| C | Double 28" Wide Entry Doors | 4.13.4 | 404.2.2 | Double Leaf Doorways: If doorways have two idependently operated door leaves, then at least one leaf shall be accessible. That leaf shall be an active leaf. At least one of the active leaves of the doorways with two leaves shall comply with Sections 404.2.2 and 404.2.3. | Provide automatic door operator or replace doors | \$ 2,000.00 |
| D | Inaccessible Platform | 4.3.8 | 303.3 | Changes in level greater than 1/2" requires a ramp, elevator or platform lift. Changes in level greater than 1/2" in height shall be ramped and shall comply with Section 405 or 406 | Provide accessible ramp. | \$ 2,500.00 |
| E | Inaccessible Manuevering Clearances at Doorway | 4.13.6 | Table 404.2.3.1 | Latch side approach to pull side, if door has a closer: 24" beyond latch side of door, 54" perpendicular to doorway. Maneuving Clearances at Manual Swing Doors: For latch side approach from pull side, 24" parallel to doorway beyond latch side of door, 48" perpendicular to doorway (54" perpendicular required with closer). | Relocate interior partitions and replace door and frame to accommodate required clearances. (2) locations | \$ 8,000.00 |
| | 9" Protruding Depth at Paper Towel Dispenser | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. (2) | \$ 2,000.00 |
| | 56" Clear Toilet Stall Width | 4.17.3 | 604.3.1 | Standard Accessible Stall: Minimum Width: 60" A clearance around a water closet 60" min., measured perpendicular from the side wall. | Renovate restroom layout to accommodate required clearances. (2) | \$ 6,000.00 |
| | 42" Side Wall Grab Bar Extends 46" from Rear Wall | Not Req'd | 604.5.1 | Fixed sidewall grab bars shall be 42" minimum in length, located 12 inches maximum from the rear wall and extending 54" inches minimum from the rear wall. | Not Required by the ADA | \$ - |
| | Omitted Vertical Grab Bar | Not Req'd | 604.5.1 | Fixed Side Wall Grab Bars: ...In addition, a vertical grab bar 18" min. in length shall be mounted with the bottom of the bar located between 39" - 41" above the floor, and with the center line of the bar located between 39" - 41" from the rear wall. | Not Required by the ADA | \$ - |
| | T.P. Dispenser Mounted at 44" Height | 4.16.6 | Not Req'd | Toilet paper dispensers shall be installed on the side wall, below the grab bar, a minimum 19" above the floor, and a maximum 36" from the rear wall. | Provide accessible accessory installed in a compliant location. (2) | \$ 250.00 |
| | Seat Cover Dispenser Mounted at 68" Height | 4.2.5 | 308.3.1 | If a clear floor space allows a parallel approach, the maximum high side reach shall be 54". Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the floor. Exception: Existing elements shall be permitted at 54" maximum above the floor. | Relocate accessory and patch. (2) | \$ 250.00 |

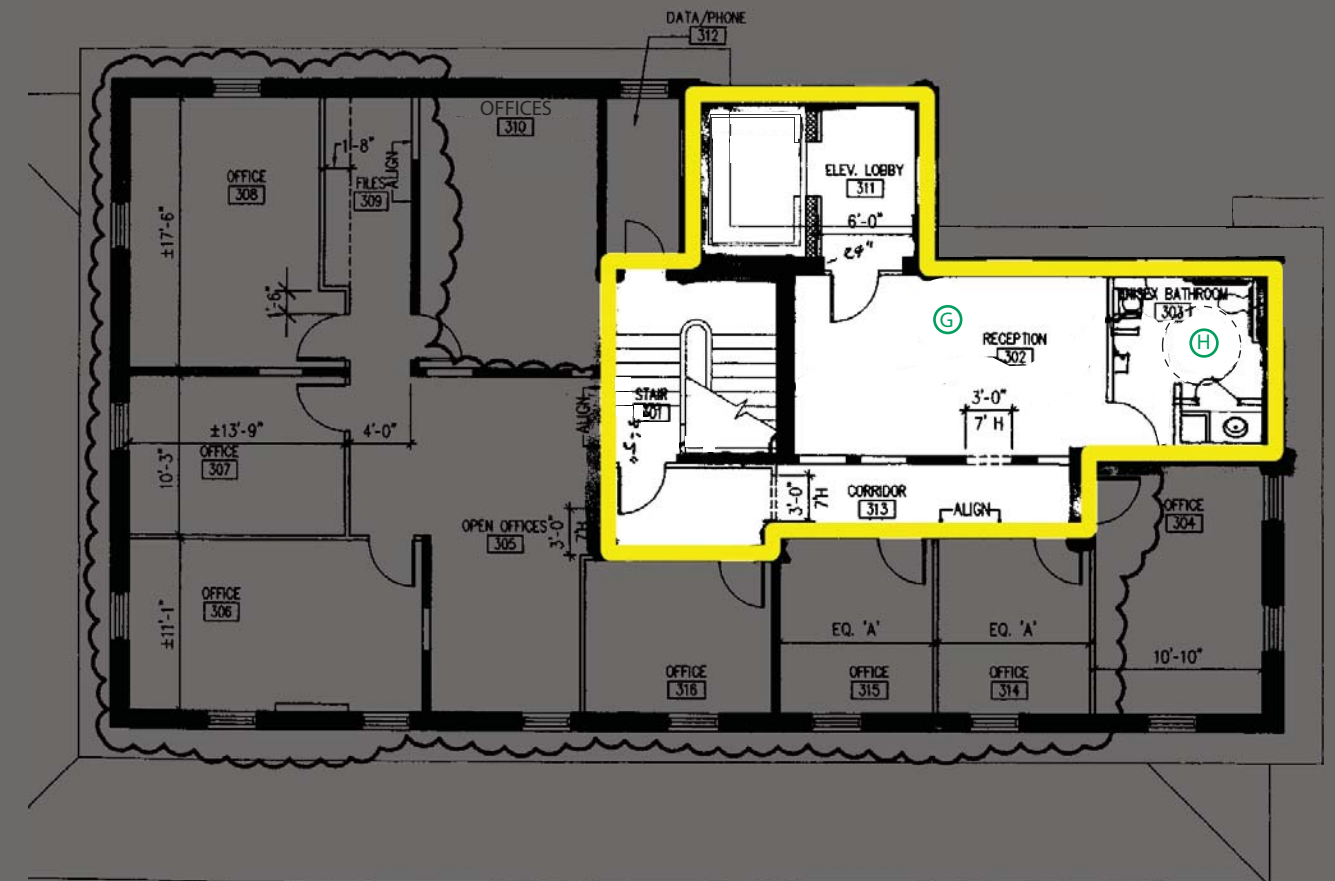
| | | | | | | |
|---------------------------------|--|-----------|-----------|--|--|--------------|
| F | 9" Protruding Depth at Paper Towel Dispenser | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. (2) | \$ 2,000.00 |
| | Stall Door Swings into Toilet Fixture Clear Floor Area | 4.23.2 | 603.2.3 | Doors shall not swing into the clear floor space required for any fixture. Doors shall not swing into the clear floor space or clearance for any fixture. | Renovate restroom layout to accommodate required clearances. (2) | \$ 5,000.00 |
| | Omitted Vertical Grab Bar | Not Req'd | 604.5.1 | Fixed Side Wall Grab Bars: ...In addition, a vertical grab bar 18" min. in length shall be mounted with the bottom of the bar located between 39" - 41" above the floor, and with the center line of the bar located between 39" - 41" from the rear wall. | Not Required by the ADA | \$ - |
| | T.P. Dispenser Mounted at 44" Height | 4.16.6 | Not Req'd | Toilet paper dispensers shall be installed on the side wall, below the grab bar, a minimum 19" above the floor, and a maximum 36" from the rear wall. | Provide accessible accessory installed in a compliant location. (2) | \$ 250.00 |
| | Seat Cover Dispenser Mounted at 68" Height | 4.2.5 | 308.3.1 | If a clear floor space allows a parallel approach, the maximum high side reach shall be 54". Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the floor. Exception: Existing elements shall be permitted at 54" maximum above the floor. | Relocate accessory and patch. (2) | \$ 250.00 |
| G | Non-Compliant Service Counter | 7.2 | 904.3.1 | A portion of the main counter, minimum 36" in length, maximum of 36" above the floor, shall be provided. Parallel Approach. A portion of the counter surface 36" min. in length and 36" max. in height above the floor shall be provided. | Provide compliant height service counter | \$ 500.00 |
| H | 24" Rear Wall Grab Bar | 4.16.4 | 604.5.2 | For water closets not located in toilet stalls, the following grab bars shall be provided, 33" - 36" above the finish floor: Back Wall: 36" long min., 12" each side of water closet centerline. Rear Wall Grab Bars: The rear wall grab bar shall be 36" min. in length, and extend from the centerline of the water closet 12" min. on the side closest to the wall, and 24" min. on the transfer side. | Renovate area to accommodate installation of 36" grab bar. | \$ 250.00 |
| | 36" Side Wall Grab Bar | 4.16.4 | 604.5.1 | For water closets not located in toilet stalls, the following grab bars shall be provided, 33" - 36" above the finish floor: Side Wall: 42" long min., 12" from back wall. Fixed Side Wall Grab Bars: Fixed side-wall grab bars shall be 42" min. in length, located 12" max. from the rear wall and extending 54" min. from the rear wall. | Renovate area to accommodate installation of 42" grab bar. | \$ 250.00 |
| | Omitted Vertical Grab Bar | Not Req'd | 604.5.1 | Fixed Side Wall Grab Bars: ...In addition, a vertical grab bar 18" min. in length shall be mounted with the bottom of the bar located between 39" - 41" above the floor, and with the center line of the bar located between 39" - 41" from the rear wall. | Not Required by the ADA | \$ - |
| | 9" Protruding Depth at Paper Towel Dispenser | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. (2) | \$ 2,000.00 |
| | T.P. Dispenser Mounted at 44" Height | 4.16.6 | Not Req'd | Toilet paper dispensers shall be installed on the side wall, below the grab bar, a minimum 19" above the floor, and a maximum 36" from the rear wall. | Provide accessible accessory installed in a compliant location. (2) | \$ 250.00 |
| | Seat Cover Dispenser Mounted at 68" Height | 4.2.5 | 308.3.1 | If a clear floor space allows a parallel approach, the maximum high side reach shall be 54". Unobstructed. Where a clear floor space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the floor. Exception: Existing elements shall be permitted at 54" maximum above the floor. | Relocate accessory and patch. (2) | \$ 250.00 |
| Estimated Budget for Compliance | | | | | | \$ 34,200.00 |



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Summary

The John Barton Payne Building was originally constructed in 1925 and is prominently located at the west end of Main Street. The building serves as a special meeting and event venue in Warrenton. The facility was most recently renovated in December of 2006 with the main purpose of improving accessibility to the public spaces. An external stair tower was added which now serves as the main hall’s primary entrance and includes an accessible chair lift. The study focused solely on the main hall and its supporting kitchen, restrooms and tower entrance.

Site Elements

No on-site parking is provided at the John Barton Payne Building. The immediate side walks included curb cuts at crosswalks, but beyond the immediate site the exterior accessible route could not be determined. Since no on-site parking is provided, no accessible spaces are required by ADA.

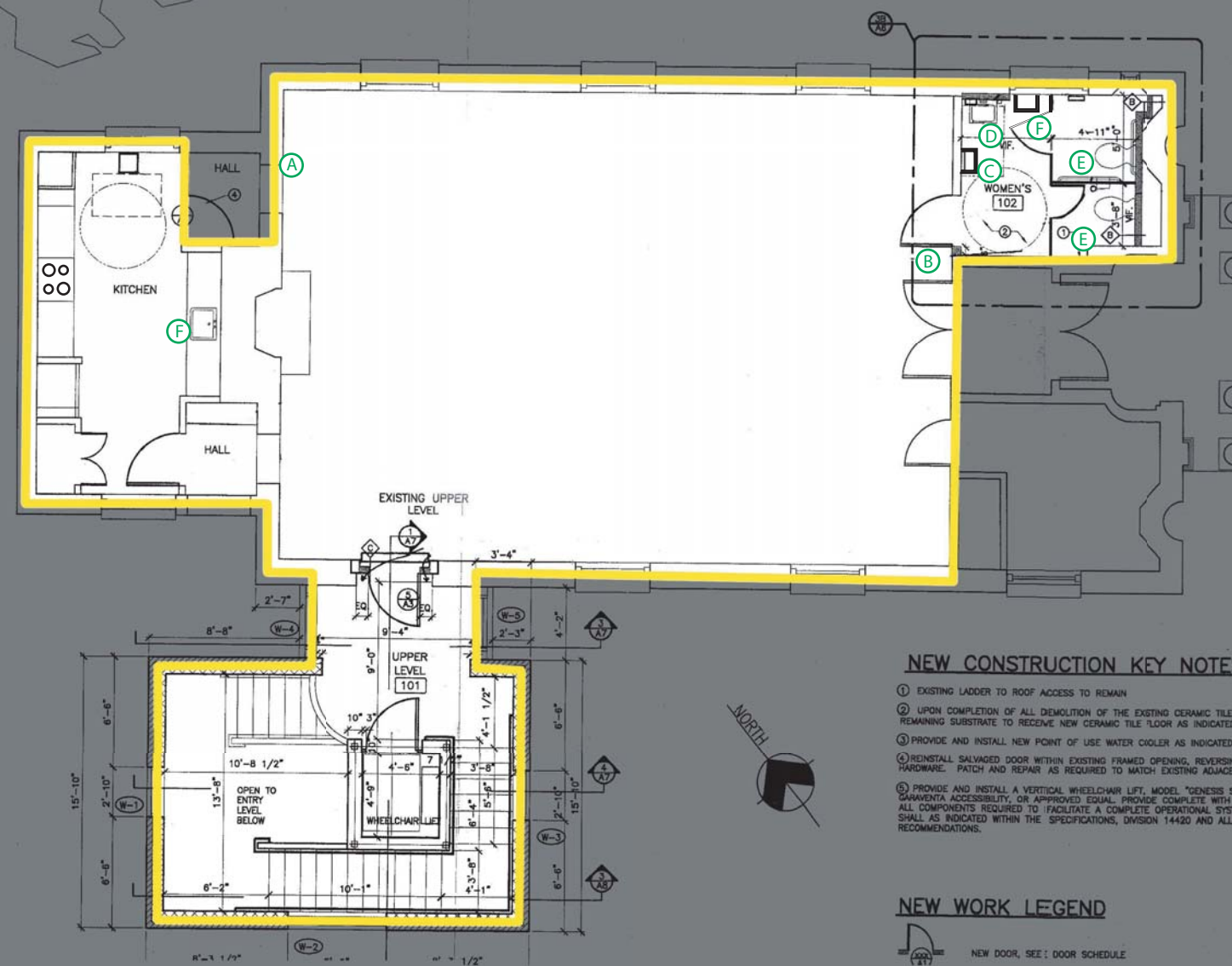
Building Elements

Due to the building’s recent renovation and addition focused on accessibility only minor specific ADA non-compliance items were discovered. Those specific items are listed below.

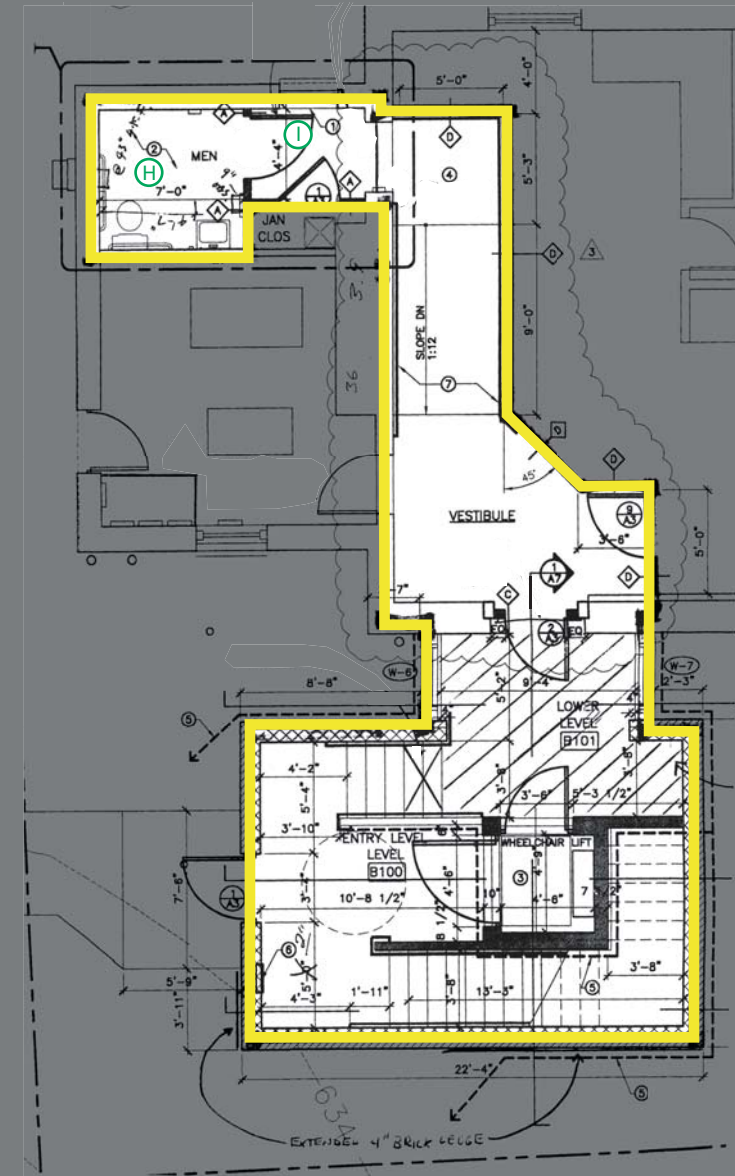
John Barton Payne Building

2 Waterloo Street

| Plan Symbol | Item | ADAAG Reference | ANSI- A117.1- 2003 Reference | Requirement | Required Effort to Comply with the ADA | Budget Estimate |
|---------------------------------|---|--------------------|---------------------------------------|--|---|-----------------|
| General Item 1 | Accessible Signage | 4.1.2 | 701.1 | Signs which designate permanent rooms and spaces shall comply with the requirements listed below for: Raised and Brailled Characters and Pictograms, Finish and Contrast, Mounting Location and Height. Scope: Communications elements and features required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 7. | Provide accessible high density plastic contrasting signage with raised braille and pictograms where required. Approximately (10) locations | \$ 500.00 |
| A | 77" Head Height at Framed Opening | 4.3.5 | 404.2.2 | Headroom: Min. clear headroom: 80". Projections into the clear opening width between 34" and 80" above the floor shall not exceed 4". | Reconstruct framed opening to increase clear head height. | \$ 500.00 |
| B | Signage Mounted to Face of Swinging Door | 4.30.6 | 703.3.11 | Where permanent identification is provided for rooms and spaces, signs shall be instlled on the wall adjacent to the latch side of the door. Location: Where a tactile sign is provided at a door, the sign shall be alongside the door at the latch side. | Relocate interior signage per code requirements. | \$ 50.00 |
| C | 10" Protruding Depth at Paper Towel Dispenser | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. | \$ 1,000.00 |
| D | Reduced Clear Floor Space at Lavatory | 4.24.5 | 606.2 | A clear floor space 30" x 48" shall be provided in front of a sink to allow forward approach. A clear floor space complying with Section 305.3, positioned for forward approach shall be provided. | Relocate sink to accommodate clear floor area required. | \$ 1,000.00 |
| E | Toilet Paper Dispenser Mounted at 44" Height | 4.16.6 | Not Req'd | Toilet paper dispensers shall be installed on the side wall, below the grab bar, a minimum 19" above the floor, and a maximum 36" from the rear wall. | Provide accessible accessory installed in a compliant location. (2) | \$ 250.00 |
| F | P.T. Dispenser Restricts 90 Degree Opening of Toilet Partition Door | 4.13.5 | 404.2.2 | Doorways shall provide a clear opening of 32" min., with the door open 90 degrees. Clear opening width of doorways with swinging doors shall be measured between the face of the door and stop, with the door open 90 degrees. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. | \$ 1,000.00 |
| G | Inaccessible Sink in a Space Including a Range | 4.24.1 | 606.2 | If sinks are provided, then at least one shall comply with this section. A clear floor space complying with Section 305.3, positioned for a forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. Exceptions: A parallel approach complying with Section 305 shall be permitted to a kitchen sink where a cook top or conventional range is not provided. | Convert sink base cabinet and replace sink to allow knee clearance and forward approach. | \$ 2,000.00 |
| H | Lavatory Overlap at Toilet Clear Floor Area | Not Req'd | 604.3.2 | Overlap: The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor areas at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance. | Not Required by the ADA | \$ - |
| | Toilet Paper Dispenser Mounted at 43" Height | 4.16.6 | Not Req'd | Toilet paper dispensers shall be installed on the side wall, below the grab bar, a minimum 19" above the floor, and a maximum 36" from the rear wall. | Provide accessible accessory installed in a compliant location. | \$ 100.00 |
| | 10" Protruding Depth at Paper Towel Dispenser | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. | \$ 1,000.00 |
| I | Signage Mounted to Face of Swinging Door | 4.30.6 | 703.3.11 | Where permanent identification is provided for rooms and spaces, signs shall be instlled on the wall adjacent to the latch side of the door. Location: Where a tactile sign is provided at a door, the sign shall be alongside the door at the latch side. | Relocate interior signage per code requirements. | \$ 50.00 |
| Estimated Budget for Compliance | | | | | | \$ 7,450.00 |



UPPER LEVEL



LOWER LEVEL

be made compliant or additional adjacent compliant restrooms would need to be added. Various other non-compliance issues are listed below.

Summary

The study for the Warrenton Middle School, built in 1934, was limited to the auditorium and auditorium support spaces. The building was renovated in 1980 and the construction effort included classroom and gym additions as well as minor interior renovations. The original building fronts Waterloo Street and would require individuals to navigate various sets of steps down from Waterloo and back up to the auditorium entrance. Due to this grade change issue the school and organized their main entrance at the rear of the school adjacent to the parking area and bus loop.

The public areas in our study included the entrance, elevator, auditorium, and auditorium support spaces including restrooms, balcony, stage, projection booth, green room, dressing rooms and dressing room restrooms and the accessible route connecting all public functions.

Site Elements

The site included a total number of 118 parking spaces including 5 dedicated handicapped parking spaces. All 5 spaces have van accessible 96" wide accessible aisles however none have a curb cut to proceed from the aisle onto the elevated side walk. There is one common curb cut in the side walk accessing the general parking area. The handicapped parking would require a curb cut at the end of each accessible aisle. The handicapped parking is also located on a cross slope greater than the allowable 1:50 or 2% grade allowed by the ADA for accessible parking. This non compliance issue would require location or re-grading of the accessible parking for compliance.

ADAAG Section 4.1.2 requires a lot with this number of total spaces to include 5 accessible spaces of which at least one must be van accessible. Therefore, the provided accessible spaces at this site are adequate to meet the requirements of the ADA.

Building Elements

One of the main hurdles for ADA compliance is the split level design of the school. Recently, an ADA compliant ramp has been added in the main corridor to accommodate one set of split level stairs, but the accessible route within the school remains problematic. The auditorium is on a separate level with the media center and physically disabled persons are shuttled from the elevator through the media center to the auditorium. Since this is not an equivalent route to that taken by the public majority it is a non-conformance issue with the ADA. The auditorium has an inaccessible balcony and stage and the main seating area has a sloped floor with no accessible seating provided.

The closest restrooms to the auditorium are on a separate inaccessible level and are not accessible to disabled persons. The ADAAG requires that these restrooms are renovated to

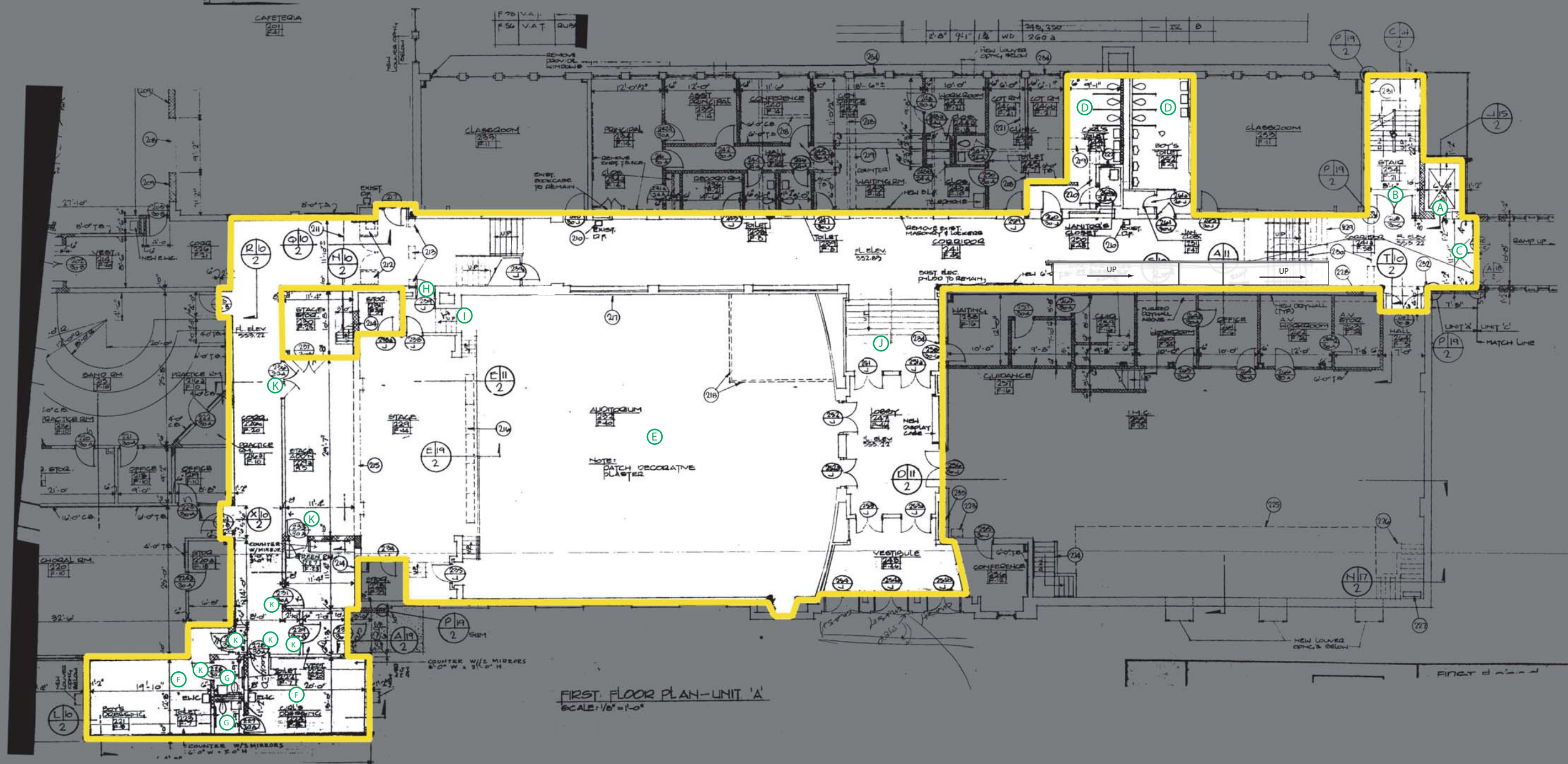
Warrenton Middle School

244 Waterloo Street

| Plan Symbol | Item | ADAAG Reference | ANSI- A117.1- 2003 Reference | Requirement | Required Effort to Comply with the ADA | Budget Estimate |
|----------------|---|--|---------------------------------------|--|--|-----------------|
| Site Item 1 | Accessible Parking Aisles Lacking Curb Cuts | 4.6.3 | | Parking aisles shall be part of an accessible route to the building or facility entrance. | Relocate or regrade parking and provide curb cuts on accessible exterior routes. | \$ 20,000.00 |
| Site Item 2 | Steep Accessible Parking Slope | 4.6.3 | | Parking spaces, passenger loading zones, and accessible aisles shall have a maximum slope of 1:50 (2%) in all directions. | | |
| General Item 1 | Accessible Signage | 4.1.2 | 701.1 | Signs which designate permanent rooms and spaces shall comply with the requirements listed below for: Raised and Brailled Characters and Pictograms, Finish and Contrast, Mounting Location and Height. Scope: Communications elements and features required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 7. | Provide accessible high density plastic contrasting signage with raised braille and pictograms where required. Approximately (25) locations | \$ 1,200.00 |
| A | Keyed Operated Elevator Call System | | 407.2.1 | Where elevator call buttons or keypads are provided, they shall comply with Sections 407.2.1 and 309.4 Call buttons shall have visible signals to indicate when each call is registered and when each call is answered. | Replace call button system at both levels. | \$ 2,500.00 |
| | 55" x 71" Elevator Clear Floor Area | Not Req'd by Exception for Exist. Conditions | Table 407.4.1 | End Cab Door Location: Inside Car side to side: 54", inside car back wall to front return: 80" | Not Required by the ADA | \$ - |
| | No Hall Signals | | 407.2.2.1 | A visual and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided they shall be visible from the floor area adjacent to the hall call buttons. | Provide hall or elevator cab jamb signals | \$ 2,500.00 |
| | Floor Level Indicator Not Functioning | | | | Repair or replace floor level indicators | \$ 1,500.00 |
| B | Omitted Handrail | 4.9.4 | 505.2 | Required at both sides of all stairs. Location: Handrails shall be provided on both sides of stairs and ramps. | Provide new required handrails | \$ 4,000.00 |
| | Crash Bar Exit Devices Protusion at Doorway | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace crash bar exit devices with push pad type panic hardware with lever hardware on the opposite side. (4) doors | \$ 2,000.00 |
| | Pinch Operated Hardware | 4.13.8 | 309.4 | Handles, pulls, latches, locks, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight graping, tight pinching, or twisting of the wrist to operate. Operation: Operable parts shall be operable withone hand and shall not require tight grasping, pinching, or twisting of the wrist. | | |
| C | Pinch Operated Hardware at Entrance | 4.13.8 | 309.4 | Handles, pulls, latches, locks, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight graping, tight pinching, or twisting of the wrist to operate. Operation: Operable parts shall be operable withone hand and shall not require tight grasping, pinching, or twisting of the wrist. | Replace crash bar exit devices with push pad type panic hardware with lever hardware on the opposite side. (2) doors | \$ 1,000.00 |
| | Crash Bar Exit Devices Protusion at Doorway | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | | |
| D | Non-Accessible Toilet Rooms | 4.1.3 | | If toilet rooms are provided, then each public or common use toilet room shall comply with this section. Exception at Existing Conditions: Where it is technically infeasible to comply with this section, the installation of at least one unisex toilet/bathroom per floor, located in the same area as existing toilet facilities, will be provided in lieu of modifying existing toilet facilities. | Renovate restrooms to provide accessibility or provide separate immediately adjacent ADA accessible toilet rooms in addition to existing restrooms. Boys and Girls Restrooms | \$ 45,000.00 |

| | | | | | | |
|---|--|--|-----------------|---|--|--------------|
| E | Inaccessible Stage | 4.33.5 | | An accessible route shall connect wheelchair seating locations with performing areas, including stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers. | Provide an accessible wheelchair lift or ramp to access the stage. | \$ 10,000.00 |
| | Accessible Route to Auditorium Through Media Center | | | | Provide an accessible wheelchair lift or ramp to level of the auditorium from the main circulation corridor. | \$ 10,000.00 |
| | Inaccessible Balcony | Not Req'd by Exception for Exist. Conditions | 802.6 | Integration of Wheelchair Space Locations. Wheelchair space locations shall be an integral part of any seating area. | Not Required by the ADA | \$ - |
| | 6" Elevation Change at Projection Booth Doorway | 4.13.6 | 404.2.3.5 | The floor or ground area within the required clearances shall be level and clear. Floor surface within the maneuvering clearances shall have a slope not steeper than 1:48 and shall comply with Section 302 | Relocate partitions and doors to provide the required clear floor area. | \$ 4,000.00 |
| | No Accessible Seating in Auditorium with 588 Fixed Seats | 4.33.3 | 802.6 | Wheelchair areas shall be an integral part of any fixed seating plan and shall be distributed so as to provide people with physical disabilities a choice of admission prices and lines of sight comparable to those for the general public. Integration of Wheelchair Space Locations. Wheelchair space locations shall be an integral part of any seating area. | Provide 3 level accessible seating areas, companion seating and aisle seating. | \$ 10,000.00 |
| | No Companion Seating | 4.33.3 | 802.7 | At least one companion fixed seat shall be provided next to each wheelchair seating area. Companion Seat. A companion seat, complying with Section 802.7, shall be provided beside each wheelchair space. | | |
| | Accessible Aisle Seats | 4.1.3 | 802.8 | 1%, but not less than 1, of all fixed seats shall be aisle seats with no armrests on the aisle side, or removeable or folding armrests on the aisle side. Each such seat shall be identified by a sign or marker. Designated aisle seats shall comply with Section 802.8 | | |
| | Omitted Railings at Steps to Stage | 4.9.4 | 505.2 | Required at both sides of all stairs. Location: Handrails shall be provided on both sides of stairs and ramps. | Provide new required handrails | \$ 2,000.00 |
| F | 8" Riser Height at Balcony Seating | | 504.2 | Risers shall be 4" minimum and 7" maximum in height. | Provide intermediate risers | \$ 4,000.00 |
| | Inaccessible Maneuvering Clearances at Doorway | 4.13.6 | Table 404.2.3.1 | Front approach to pull side: 18" beyond latch side of door, 60" perpendicular to doorway. Maneuvering Clearances at Manual Swing Doors: For front approach from pull side, 18" parallel to doorway beyond latch side of door, 60" perpendicular to doorway. | Relocate interior partitions and replace door and frame to accommodate required clearances. (2) locations | \$ 8,000.00 |
| G | No Accessible Portion of Counter | 7.2 | 904.3.2 | A portion of the main counter, minimum 36" in length, maximum of 36" above the floor, shall be provided. Forward Approach: A portion of the counter surface 30" min. in length and 36" max. in height above the floor shall be provided. A clear space complying with section 305, positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. | Replace portion of counter at (2) locations | \$ 2,000.00 |
| | 36" Side Wall Grab Bar | 4.16.4 | 604.5.1 | For water closets not located in toilet stalls, the following grab bars shall be provided, 33" - 36" above the finish floor: Side Wall: 42" long min., 12" from back wall. Fixed Side Wall Grab Bars: Fixed side-wall grab bars shall be 42" min. in length, located 12" max. from the rear wall and extending 54" min. from the rear wall. | Renovate area to accommodate installation of 42" grab bar. (2) Locations | \$ 500.00 |
| | Omitted Vertical Grab Bar | Not Req'd | 604.5.1 | Fixed Side Wall Grab Bars: ...In addition, a vertical grab bar 18" min. in length shall be mounted with the bottom of the bar located between 39" - 41" above the floor, and with the center line of the bar located between 39" - 41" from the rear wall. | Not Required by the ADA | \$ - |
| | 12" Rear Wall Grab Bar | 4.16.4 | 604.5.2 | For water closets not located in toilet stalls, the following grab bars shall be provided, 33" - 36" above the finish floor: Back Wall: 36" long min., 12" each side of water closet centerline. Rear Wall Grab Bars: The rear wall grab bar shall be 36" min. in length, and extend from the centerline of the water closet 12" min. on the side closest to the wall, and 24" min. on the transfer side. | Renovate area to accommodate installation of 36" grab bar. (2) Locations | \$ 500.00 |
| | Lavatory Overlap at Toilet Clear Floor Area | Not Req'd | 604.3.2 | Overlap: The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor areas at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance. | Not Required by the ADA | \$ - |
| | Paper Towel Dispenser Location | 4.2.5 | 308.2.2 | If a clear floor space allows only a forward approach, the maximum high forward reach shall be 48". Obstructed High Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required depth over the obstruction. The high forward reach shall be 48" max. where the reach depth is 20" max. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. (2) | \$ 2,000.00 |
| | Exposed Piping Below Lavatory | 4.19.4 | 606.6 | Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. | Insulating piping below counter tops and protect any abrasive surfaces from contact. (4) locations | \$ 1,000.00 |

| | | | | | | |
|---------------------------------|--|----------|-----------------|--|--|---------------|
| H | Inaccessible Maneuvering Clearances at Doorway | 4.13.6 | Table 404.2.3.1 | Front approach to pull side: 18" beyond latch side of door, 60" perpendicular to doorway. Maneuvering Clearances at Manual Swing Doors: For front approach from pull side, 18" parallel to doorway beyond latch side of door, 60" perpendicular to doorway. | Relocate interior partitions and replace door and frame to accommodate required clearances. | \$ 4,000.00 |
| | Crash Bar Exit Devices Protusion at Doorway | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace crash bar exit devices with push pad type panic hardware with lever hardware on the opposite side. | \$ 500.00 |
| I | Omitted Handrails | 4.9.4 | 505.2 | Required at both sides of all stairs. Location: Handrails shall be provided on both sides of stairs and ramps. | Provide new required handrails | \$ 1,000.00 |
| J | 27" Handrail Height | 4.9.4(5) | 505.4 | Height: 34" - 38", measured from stair nosing. Height: Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above stair noisings, ramp surfaces and walking surfaces. | Provide new required handrails | \$ 2,500.00 |
| | Omitted Handrail Extensions | 4.9.4(2) | 505.10.2 | Where not continuous, handrail extensions shall be provided as follows: Top of stair flights: Parallel to floor, 12" min. beyond top riser nosing. Bottom of stair flights: Continue sloping for one tread width beyond bottom riser, plus 12" min. parallel to floor. Top Extension at Stairs: At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the landing nosing. | | |
| K | Knob Hardware | 4.13.8 | 309.4 | Handles, pulls, latches, locks, and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight graping, tight pinching, or twisting of the wrist to operate. Operation: Operable parts shall be operable withone hand and shall not require tight grasping, pinching, or twisting of the wrist. | Replace knob hardware with levers at approximately 8 locations | \$ 500.00 |
| Estimated Budget for Compliance | | | | | | \$ 142,200.00 |



Summary

The Warrenton Community Center operates in what formerly was the Central Elementary School built in 1960. The main building was renovated for Parks and Recreation and Shadow Lawn in 2002. The study focused solely on the main building utilized by Shadow Lawn as an adult day care facility. The public areas in our study included reception, conference, restrooms, dayroom, kitchen, an auditorium including a stage and the accessible route connecting all public functions.

Site Elements

The site had a total of 100 parking spaces including 6 spaces dedicated to handicapped parking. Of these, 2 spaces were van accessible handicapped parking spaces served by a 96” wide accessible aisle. ADAAG Section 4.1.2 requires a lot with this number of total spaces to include 4 accessible spaces with at least one being van accessible. Therefore the provided accessible spaces at this site are adequate to meet the requirements of the ADA.

The accessible spaces were the closest parking spaces to the building’s public entrance. The site around the parking and entrance was relatively flat and the accessible route to the entrance did not cross any elevated curbs or walks and therefore required no curb cuts or ramps.

Building Elements

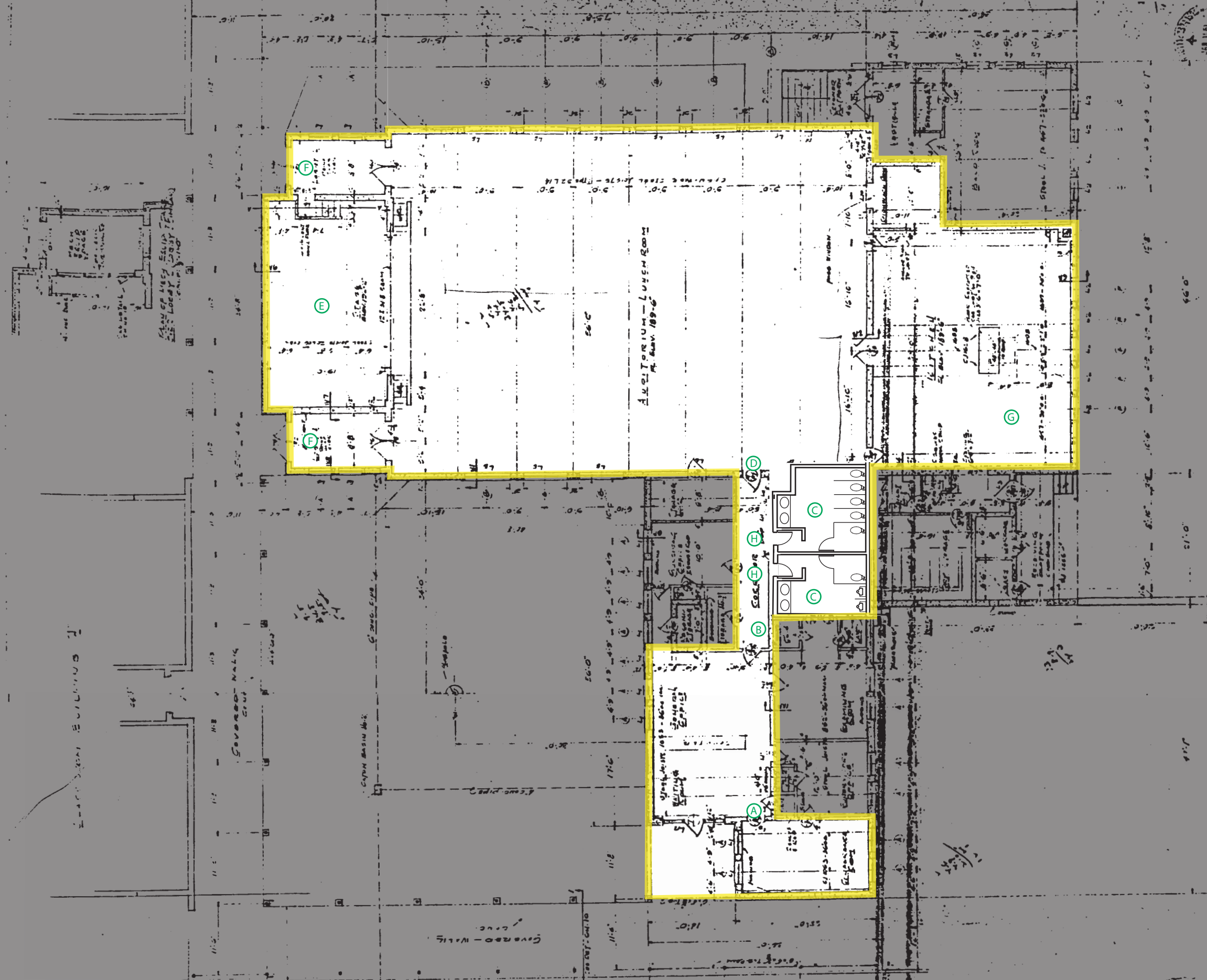
With the exception of the stage, the building had no level changes and generally complied with the guidelines for accessible as expected given it’s use as a center serving senior adults some of which who experience mobility difficulties. The specific building items of non-compliance are listed below.

Warrenton Community Center

430 E. Shirley Ave.

| Plan Symbol | Item | ADAAG Reference | ANSI- A117.1- 2003 Reference | Requirement | Required Effort to Comply with the ADA | Budget Estimate |
|-------------------|--|--------------------|---------------------------------------|---|--|-----------------|
| General Item 1 | Accessible Signage | 4.1.2 | 701.1 | Signs which designate permanent rooms and spaces shall comply with the requirements listed below for: Raised and Brailled Characters and Pictograms, Finish and Contrast, Mounting Location and Height. Scope: Communications elements and features required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 7. | Provide accessible high density plastic contrasting signage with raised braille and pictograms where required. Approximately (10) locations. | \$ 500.00 |
| A | 9" Manuvering Clearance at Pull Side of Door | 4.13.6 | Table 404.2.3.1 | Front approach to pull side: 18" beyond latch side of door, 60" perpendicular to doorway. Maneuving Clearances at Manual Swing Doors: For front approach from pull side, 18" parallel to doorway beyond latch side of door, 60" perpendicular to doorway. | Relocate interior partitions and replace door and frame to accommodate required clearances. | \$ 4,000.00 |
| | 30-1/2" Clear Door Width | 4.13.5 | 404.2.2 | Clear Door Width. Doorways shall have a min. clear opening width of 32" with the door open 90 degrees, measured between the face of the door and the opposite stop. Clear Width: Doorways shall have a clear opening width of 32" min. Clear opening width of doorways with swinging doors shall be measured between the face of door and stop with the door open 90 degrees. | | |
| B | Life Pak & Telephone | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Recess Life Pak Equipment and relocated telephone out of corridor or provide vertical extension to a height of 27" or less. | \$ 2,000.00 |
| C | 36" Perp. to HDCP. Stall Doorway | 4.17.5 | 604.9.3 | Doors: Toilet stall doors, including harware, shall comply with Element 10: Doors Exception: If toilet stall approach is from the latch side of the stall door, clearance between the door side of the stall and any obstruction shall be 42" min. Doors: Toilet compartment doors, including door hardware, shall comply with Section 404, except if the approach is to the latch side of the compartment door the clearance between the door side of the compartment and any obstruction shall be 42" min. | Remove portion of visual screen wall to accommodate required clearances. (2) locations | \$ 2,000.00 |
| | Omitted Vertical Grab Bar | Not Req'd | 604.5.1 | Fixed Side Wall Grab Bars: ...In addition, a vertical grab bar 18" min. in length shall be mounted with the bottom of the bar located between 39" - 41" above the floor, and with the center line of the bar located between 39" - 41" inches from the rear wall. | Not Required by the ADA | \$ - |
| D | 9" Manuvering Clearance at Pull Side of Door | 4.13.6 | Table 404.2.3.1 | Front approach to pull side: 18" beyond latch side of door, 60" perpendicular to doorway. Maneuving Clearances at Manual Swing Doors: For front approach from pull side, 18" parallel to doorway beyond latch side of door, 60" perpendicular to doorway. | Relocate interior partitions and replace door and frame to accommodate required clearances. | \$ 4,000.00 |
| E | Inaccessible Stage | 4.33.5 | | An accessible route shall connect wheelchair seating locations with performing areas, including stages, arena floors, dressing rooms, locker rooms, and other spaces used by performers. | Provide an accessible wheelchair lift or ramp to access the stage. | \$ 10,000.00 |
| F | Crash Bar Exit Devices Protusion at Doorway | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace crash bar exit devices with push pad type panic hardware. (4) doors. | \$ 2,000.00 |
| G | Inaccessible Sink | 4.24.1 | | If sinks are provided, then at least one shall comply with this section. | Convert sink base cabinet and replace sink to allow knee clearance and forward approach. | \$ 2,000.00 |
| H | Signage Mounted to Face of Swinging Door | 4.30.6 | 703.3.11 | Where permanent identification is provided for rooms and spaces, signs shall be instilled on the wall adjacent to the latch side of the door. Location: Where a tactile sign is provided at a door, the sign shall be alongside the door at the latch side. | Relocate interior signage per code requirements. (2) locations | \$ 100.00 |

Estimated Budget for Compliance \$ 26,600.00



APPROVED
WARRENTON COMMUNITY CENTER
JUNE 11, 2007

MAIN BUILDING - 1st FLOOR PLAN
Scale: 1/8" = 1'-0"

RECEIVED
WARRENTON COMMUNITY CENTER
JUNE 11, 2007

WARRENTON COMMUNITY CENTER
JUNE 11, 2007

WARRENTON COMMUNITY CENTER
JUNE 11, 2007

Summary

The Sheriff's Office at 78 West Lee Street was originally constructed in 1986 as an office space for a variety of tenants. The building has had only minor renovations in 1994 and 2007. There are significant difficulties in use of this space as a sheriff's office and as a public facility neither of which it was designed to accommodate. The two-story building plus basement houses the sheriff's office and includes civil processing, meeting spaces, domestic violence and family abuse specialists and various other public services.

The public areas included in the study were the entrances, reception areas, meeting/interview rooms, restrooms, stair and the accessible route connecting all public functions.

Site Elements

The site included a total of 27 parking spaces of which 2 spaces were dedicated handicapped parking. Neither of these 2 spaces were van accessible due to the lack of a 96" wide accessible aisle. ADAAG Section 4.1.2 requires a lot with this number of total spaces to include 2 accessible spaces with at least 1 being van accessible. Therefore, the number of accessible spaces at this site are adequate to meet the requirements of the ADA, but an accessible aisle adjacent to at least one space must be added. The site has a series of exterior ramps, walkways and stairs, both elevated and recessed in areaways. A lack of an equivalent accessible route existing to one of the basement level offices and handrails are generally non-compliant at all locations.

Building Elements

The existing building does not have an accessible means of vertical circulation such as an elevator or lift. There are public spaces on the basement and second level that are not accessible. The existing stair is also non-compliant due to open risers and inadequate railings. Many of the corridors are narrow, interior doors are only 30" wide and restrooms with the exception of the basement level are generally non-compliant. In general the building would require the addition of an elevator and renovations to most public spaces to become compliant. Various other non-compliance issues are listed below.

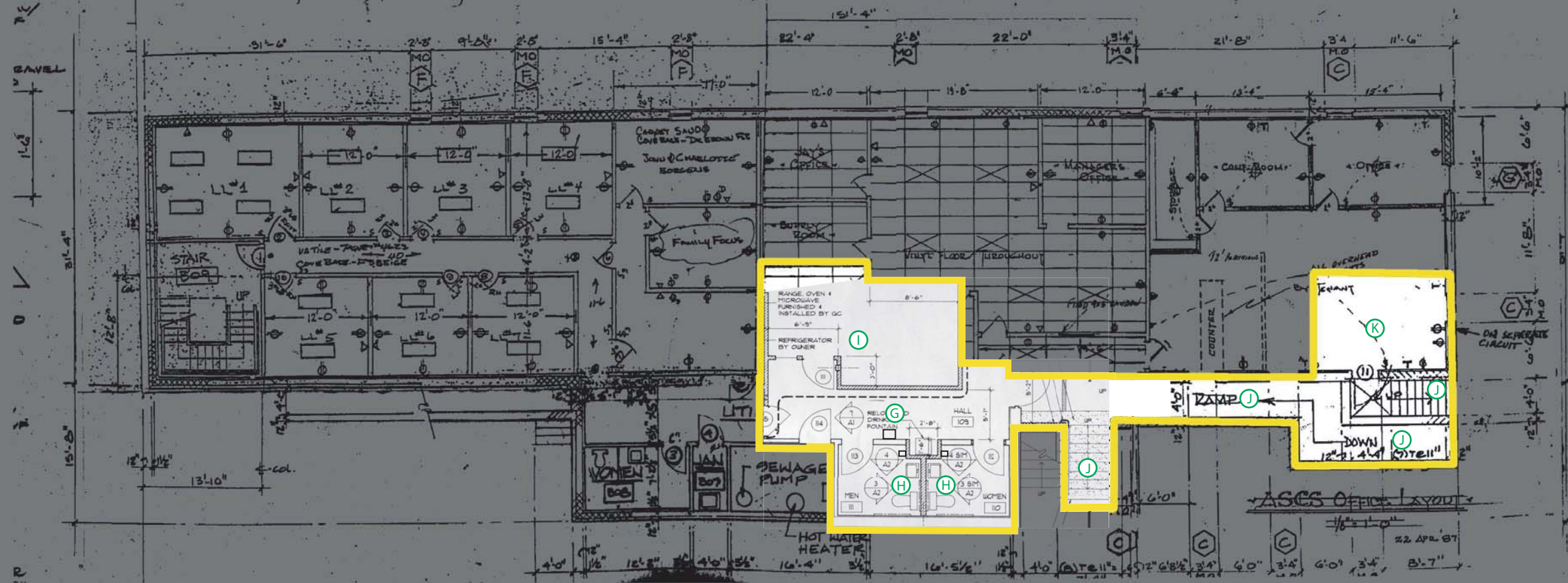
Sheriff's Office

78 West Lee Street

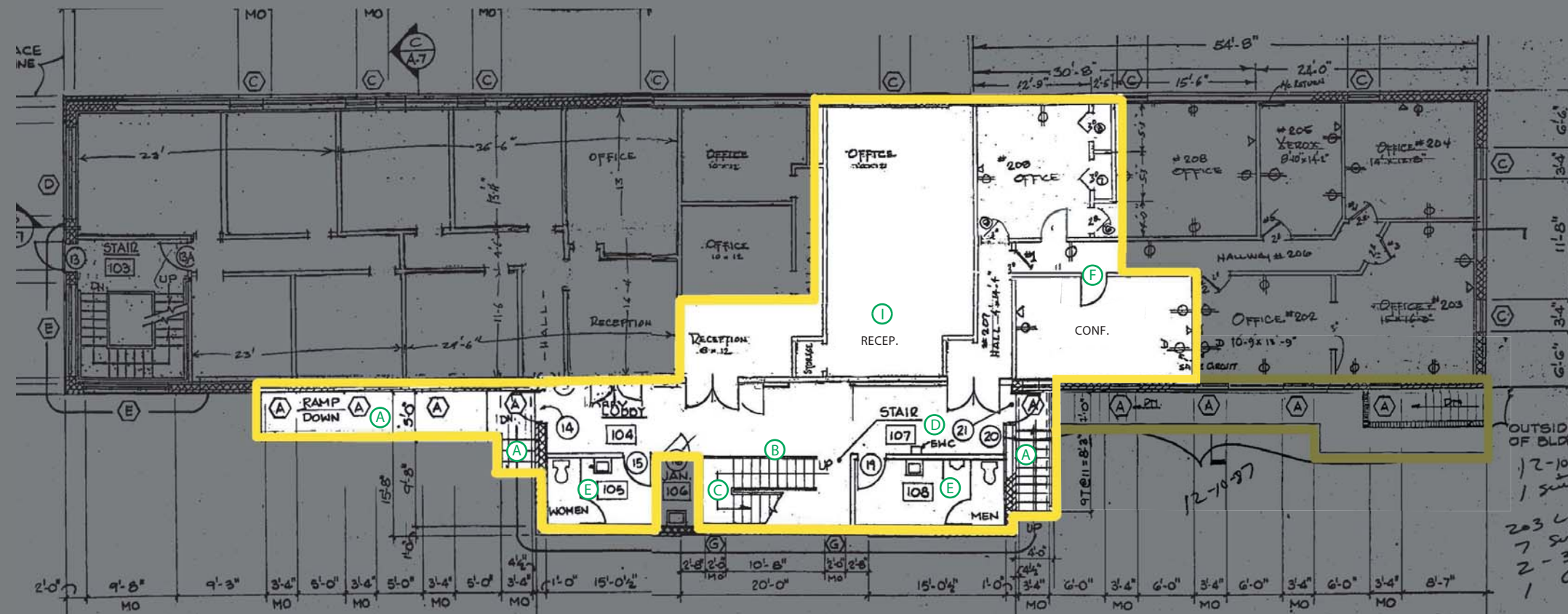
| <u>Plan Symbol</u> | <u>Item</u> | <u>ADAAG Reference</u> | <u>ANSI- A117.1- 2003 Reference</u> | <u>Requirement</u> | <u>Required Effort to Comply with the ADA</u> | <u>Budget Estimate</u> |
|------------------------|--|----------------------------|---|--|---|------------------------|
| Site Item 1 | No Accessible Parking Aisle | 4.1.2(5) | | One in every 8 accessible spaces, but at least one, shall be 'van accessible' as noted below. | Provide accessible aisle to parking space and accessible route to entry. | \$ 1,000.00 |
| General Item 1 | Accessible Signage | 4.1.2 | 701.1 | Signs which designate permanent rooms and spaces shall comply with the requirements listed below for: Raised and Brailled Characters and Pictograms, Finish and Contrast, Mounting Location and Height. Scope: Communications elements and features required to be accessible by the scoping provisions adopted by the administrative authority shall comply with the applicable provisions of Chapter 7. | Provide accessible high density plastic contrasting signage with raised braille and pictograms where required. Approximately (25) locations | \$ 1,200.00 |
| General Item 2 | Inaccessible Levels | 4.1.3(5) | | One passenger elevator complying with this section shall serve each level, including mezzanines in all multi-story buildings and facilities. | Provide compliant passenger elevator within existing building or as an addition. | \$ 320,000.00 |
| A | Omitted Handrail | 4.9.4 | 505.2 | Required at both sides of all stairs. Location: Handrails shall be provided on both sides of stairs and ramps. | Provide new required handrails | \$ 5,000.00 |
| B | Reduced Clear Height under Stair | 4.4.2 | 307.4 | If vertical clearance of an area adjoining an accessible route is reduced to less than 80", a barrier shall be provided. Reduced Vertical Clearance: Guardrails or other barriers shall be provided where object protrusion is beyond the limits allowed by Sections 307.2 and 307.3 and where the vertical clearance is less than 80" above the floor. The leading edge of such guardrail or barrier shall be 27" max. above the floor. | Add railing or fixed furniture below the area of low clearance. | \$ 1,000.00 |
| C | Open Risers | 4.9.2 | 504.3 | Open Risers are not permitted. Open Risers: Open risers shall not be permitted. | Replace treads with closed risers | \$ 7,500.00 |
| | 30" Handrail Height | 4.9.4(5) | 505.4 | Height: 34" - 38", measured from stair nosing. Height: Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above stair noisings, ramp surfaces and walking surfaces. | Provide new required handrails | \$ 3,500.00 |
| | Discontinuous Handrail w/o Extensions | 4.9.4(2) | 505.10.2 | Where not continuous, handrail extensions shall be provided as follows: Top of stair flights: Parallel to floor, 12" min. beyond top riser nosing. Bottom of stair flights: Continue sloping for one tread width beyond bottom riser, plus 12" min. parallel to floor. Top Extension at Stairs: At the top of a stair flight, handrails shall extend horizontally above the landing for 12" min. beginning directly above the landing nosing. | | |
| D | Electric Water Cooler Obstruction | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Provide model with compliant extension to below 27" or relocate electric water cooler. | \$ 7,500.00 |
| E | 9" Protruding Depth at Paper Towel Dispenser | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. (4) | \$ 4,000.00 |
| | 48" Clear Toilet Stall Width | 4.17.3 | 604.3.1 | Standard Accessible Stall: Minimum Width: 60" Size. A clearance around a water closet 60" min., measured perpendicular from the side wall. | Renovate restroom layout to accommodate required clearances. (4) | \$ 12,000.00 |
| | Bottom of Mirror Mounted at 45" High | 4.19.6 | 603.3 | Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40" above the finished floor. Mirrors located above lavatories, sinks or counters shall be mounted with the bottom edge of the reflecting surface 40" max. above the floor. | Relocate mirror and patch. (4) | \$ 250.00 |
| | Exposed Piping Below Lavatory | 4.19.4 | 606.6 | Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. | Insulating piping below counter tops and protect any abrasive surfaces from contact. (4) locations | \$ 1,000.00 |
| F | 36" Perpendicular Depth Clearance at Doorway | 4.13.6 | Table 404.2.3.1 | Latch side approach to push side, without closer: 24" beyond latch side of door, 42" perpendicular to doorway. Maneuving Clearances at Manual Swing Doors: For latch side approach from push side, 24" parallel to doorway beyond latch side of door, 42" perpendicular to doorway. | Relocate interior partitions and replace door and frame to accommodate required clearances. (3) | \$ 12,000.00 |
| | Less than 30" Clear Door Width | 4.13.5 | 404.2.2 | Doorways shall provide a clear opening of 32" minimum, with the door open 90 degrees. Doorways shall have a clear opening width of 32" minimum. | | |
| G | Pay Phone Protruding into Accessible Route | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace with accessible pay phone. | \$ 1,500.00 |
| | Non-Accessible Pay Phone | 4.1.3(17) | | Number of each type of telephone provided on each floor: 1 or more single units, Number of telephones required to comply with 4.13.2 through 4.31.8: 1 per floor. | | |

| | | | | | | |
|---------------------------------|---|-----------|---------|---|--|---------------|
| H | Lavatory Overlap at Toilet Clear Floor Area | Not Req'd | 604.3.2 | Overlap: The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor areas at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance. | Not Required by the ADA | \$ - |
| | 9" Protruding Depth at Paper Towel Dispenser | 4.4.1 | 307.2 | Protruding Objects. Objects projecting from walls with their leading edges between 27" & 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors passageways or aisles. Protusion Limits: Objects with leading edges more than 27" and not more than 80" above the floor shall protrude 4" max. horizontally into the circulation path. | Replace Paper Towel Dispenser with ADA accessible model surface mounted or recessed model. (2) | \$ 2,000.00 |
| I | No Accessible Portion of Counter | 7.2 | 904.3.2 | A portion of the main counter, minimum 36" in length, maximum of 36" above the floor, shall be provided. Forward Approach: A portion of the counter surface 30" min. in length and 36" max. in height above the floor shall be provided. A clear space complying with section 305, positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. | Provide compliant height service counter (2) | \$ 1,000.00 |
| J | Omitted Handrail | 4.9.4 | 505.2 | Required at both sides of all stairs. Location: Handrails shall be provided on both sides of stairs and ramps. | Provide new required handrails | \$ 2,500.00 |
| | 32" Handrail Height | 4.9.4(5) | 505.4 | Height: 34" - 38", measured from stair nosing. Height: Top of gripping surfaces of handrails shall be 34" min. and 38" max. vertically above stair noisings, ramp surfaces and walking surfaces. | | |
| K | Accessible Route to Reception Area Through Private Areas Requiring Controlled Access. | | | | Relocate reception area to accessible floor or to accessible core served by elevator. | \$ 10,000.00 |
| | No Accessible Portion of Counter | 7.2 | 904.3.2 | A portion of the main counter, minimum 36" in length, maximum of 36" above the floor, shall be provided. Forward Approach: A portion of the counter surface 30" min. in length and 36" max. in height above the floor shall be provided. A clear space complying with section 305, positioned for a forward approach to the accessible counter shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter. | Provide compliant height service counter | \$ 500.00 |
| Estimated Budget for Compliance | | | | | | \$ 393,450.00 |

BASEMENT



FIRST FLOOR



SECOND FLOOR

